

7-1-2013

Dear Barry Wood,

On behalf of Linda Altherr the Tipton County Assessor, we are submitting Tipton County's annual 2013 ratio study for the departments review. The Residential sales used in our study range from 1-1-2012 thru 2-28-2013, the Commercial sales used range from 1-1-2011 thru 2-28-2013 with a countywide total of 93 valid sales during this period. (Residential = 87 and Commercial = 6) There were 427 other sales that were excluded for various reasons. (Reasons are included) We also had 42 multi parcel sales. Tipton County contains six townships with eleven taxing districts. Because there was minimum number of sales for each individual township, we have group some townships together; they are identified on the summary tab. Those townships that were grouped together are very similar in nature. We had one township (Prairie) that the Residential vacant land increased about \$58,000 or 40%. This is due to (11) parcels being changed from agriculture land pricing to residential land pricing. All other major value changes would be due to one or more of the following reasons; new construction being added, income approach, remodeling of improvements, condition changes, building removal, or land use changes. Please note that they have been looked at and consider.

We believe that all of our statistical calculations to be incompliant with IAAO and state guidelines. I hope you find everything satisfactory, if you have questions please contact me by email @ Jim.Flake@tylertech.com, or by phone @ 317-696-2821. We look forward to the DLGF's approval. Thank you.

Sincerely,

Jim Flake

